



IQHQ to Hold Virtual Community Meeting to Discuss Initial Proposal for North Cambridge Site on January 21

Development will adhere to existing zoning and environmental protections, while strengthening neighborhood connections and enhancing public access around Jerry's Pond, as well as maintaining the surrounding 10 acres of natural area

CAMBRIDGE, MA - January 11, 2021 - [IQHQ](#), Inc., a life sciences real estate development company, has been evaluating development options for its North Cambridge site that it purchased from GCP Applied Technologies in July 2020, and will discuss its redevelopment proposal during a virtual community meeting on January 21.

“We were aware of the history of this site when we acquired it, and we understand the deep community interest in making sure that the site is appropriately and safely developed,” said David Surette, VP of Development, IQHQ. “With that in mind, we have chosen to proceed under the existing zoning. We reviewed and understand the temptation to seek additional development rights, but we are not planning to seek upzoning. We believe it is our responsibility to respond to the requests for public access and improvements to the Jerry’s Pond area and we believe that this can be done safely. This proposal is a start, and we will work with all stakeholders to get feedback and input.”

The 26.5-acre site extends from Whittemore Avenue and along Alewife Brook Parkway to Rindge Avenue. It abuts Russell Field and includes Jerry’s Pond and more than 10 acres of surrounding natural areas. The development will create a gateway from Whittemore Avenue that offers a north-south connection to the Red Line and to Rindge Avenue and an east-west connection from Route 16 to Harvey Street.

The vast majority of new development will be built over existing parking spaces or will replace existing buildings. IQHQ intends to maintain two structures along Whittemore Avenue and is seeking to add three new research buildings and an above-grade parking garage, totaling a combined 365,000 square feet of additional space. All new development will be compliant with the area’s 55-foot zoning height requirement, and no additional parking spaces will be added. Under the current zoning, parking must be above grade to minimize disruption to the floodplain.

“Sustainability is a priority,” Surette said. “Respecting the flood plain by minimizing soil disturbance, preserving and improving the 10-acres of natural area in the middle of our site, restoring public access to Jerry’s Pond and adding a solar array on our garage are elements of our plan.”

As a result of community activism, significant chemical testing of soil at the site north of the MBTA headhouse was conducted between the late 1980s and 2000s, indicating the presence of

various site contaminants. Those contaminants were attributable to historic industrial uses of the site. In response, the neighborhood advanced an Asbestos Protection Ordinance and zoning to protect the neighborhood from contamination and other impacts. As a result, the site has an Activity and Use Limitation which requires maintenance of existing cover to prevent exposure to contaminants present in soil.

The development also addresses issues related to Jerry's Pond, a manmade body of water with inflow to the Pond from surface runoff from the nearby baseball fields and parking lot. Waste areas formerly impacting Jerry's Pond on the northern side were remediated during construction of the MBTA Red Line Alewife Station.

"We believe we can develop the site safely and all development will include tenting as necessary, air monitoring, and restoration of protective cover in support of the proposed development," said Jennifer Sweet, the Licensed Site Professional (LSP), Haley & Aldrich. "While additional testing is needed, we believe advancing a plan to safely expand public access for the area surrounding Jerry's Pond is possible. We will work closely with all stakeholders and keep them informed."

"The site also has an opportunity to connect three distinctive North Cambridge neighborhoods: the Whittemore Avenue neighborhood, the Harvey Street connection area, and the Rindge Avenue area," said Permitting Attorney Anthony Galluccio. "While the neighborhoods use the Red Line and the Russell Field recreational complex, elements have not truly been connected. We are just beginning the process, but we wanted to ensure the community understood our intentions as early as possible. We will first engage with the community. Our engagement will be intentional and broad based. It's an exciting opportunity and the diversity of the North Cambridge neighborhood is something that we recognize and value. Right now, it's about listening to and communicating with the neighborhood."

The project requires application for the City of Cambridge's Article 19 Large Project Review Special Permit in the spring and seeks a Flood Plain Overlay Special Permit. The proximity to the highway also triggers Massachusetts Environmental Protection Agency (MEPA) review.

Registration for the January 21st meeting can be found at:

<https://zoom.us/meeting/register/tJArdOurpj8tGtfKSAepLkNX1NTBoqolHd-g>

All materials will be available on the website as they are released:

www.IQHqcommunityprocess.com

MEDIA CONTACT

Dominic Slowey

Slowey McManus Communications

781-710-0014

dslowey@sloweymcmanus.com